Constitution (Seventy fifth) Amendment Act, 1994 which was assented to by the President on 5-2-94, the necessary legislative competence for enactment of Delhi Rent Bill has been conferred on Parliament. Accordingly, the Delhi Rent Bill, 1994 is being drafted for introduction in Parliament shortly. The proposed Bill aims to strike an appropriate balance between the interests of tenants and landlords.

(d) and (e) From time to time, representations have been received in this Ministry from certain citizen's groups regarding the provisions of the proposed Bill and also requesting to expedite its enactment. Their suggestions have been given due consideration while finalising the Bill and every effort is being made to expedite its enactment.

Fixation of land rates in Delhi

6178. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Starred Question 292 given in the Rajya Sabha on 18th March, 1994 and state:

(a) what land rates are fixed by Government for each area in Delhi as on 31st March, 1994, 31st March, 1990 and 31st March, 1980;

(b) what are the reasons for increase in land rates in respect of properties which are occupied by original owners/allottees; and

(c) what steps Government have taken to make the revised rates effective only when the properties are sold or resold?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) Lands rates are given in Annexure. [*See* Appendix 170. Annexure No. 122]

(b) and (c) Increase in land rates has no effect on the existing properties except that in the event of sale/transfer thereof, these rates are taken into consideration for recovery of unearned increase and revision of ground rent. These rates are also used for working out conversion charges and revised ground rent for multi-storeyed development as well as fixation of reserve price of properties in case of auction.

Capturing of Government land

6179. SHRI SATYA PRAKASH MALAVIYA:
SHRI ANANT RAM JAISWAL:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that incidents of capturing Government land lying vacant for Government work/purposes by some organisation are increasing these days and DDA and Delhi Police are at a loss to check it;

(b) if so, what are the reasons therefor and the details of the land occupied by them and whether any action will be taken against them and whether the occupied land will be released;

(c) if so, the details of the action taken/proposed to be taken and by when the entire land in Delhi and its adjoining areas will be get vacated from their unauthorised possession; and

(d) if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) to (d) Delhi Development Authority has reported that about 1329 acres of Nazul-II land are under encroachment. Details of the encroachments are as under:—

Jhuggis	459.00 acres
Under litigation	278.70 acres
Religious nature	84.51 acres
Other	506.79 acres